

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33362

20/21/22

Property Information

property address: 2504 MALONEY

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 2, LOT 18 (PT OF)

owner name/address: SZABUNIEWICZ, CHARLES H

3801 5TH ST

BRYAN, TX 77801-4554

full business name: N/A

land use category: SF-RES

type of business: N/A

current zoning: MU-2

occupancy status: OCCUP.

lot area (square feet): 3250

frontage along Texas Avenue (feet): N/A

lot depth (feet): 50

sq. footage of building: 1024

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

50 ft

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): wood frame

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A

other improvements: ☒ yes ☐ no (specify) ARBOR
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 1

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: man-made

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: overgrown wooded trees - not maintained

Outside Storage

☒ yes ☐ no (specify) CAR PARTS, 1-400, CARS
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

lot overgrown 5+ cars on lot
extremely littered